

026.A

0006

0006.0

Map

Block

Lot

1 of 1  
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

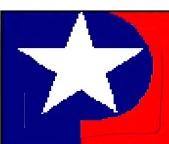
781,900 / 781,900

USE VALUE:

781,900 / 781,900

ASSESSED:

781,900 / 781,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		WALDO RD, ARLINGTON

**OWNERSHIP**

Owner 1:	PHILLIPS KARIN J	Unit #:	2
Owner 2:			
Owner 3:			
Street 1:	45 HENDERSON STREET		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA	Cntry:	Own Occ: N
Postal: 02474		Type:

**PREVIOUS OWNER**

Owner 1:	BUCHOLTZ MELVYN S -
Owner 2:	-
Street 1:	26 WALDO RD #2
Twn/City:	Arlington
St/Prov: MA	Cntry:
Postal: 02474	

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1927, having primarily Wood Shingle Exterior and 1570 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7220																

**IN PROCESS APPRAISAL SUMMARY**

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			User Acct	
102	0.000	781,900			781,900					230009	
							GIS Ref				
							GIS Ref				
							Insp Date			05/17/18	

**PREVIOUS ASSESSMENT**

PREVIOUS ASSESSMENT								Parcel ID	026.A-0006-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	781,900	0	.	.	781,900		Year end	12/23/2021
2021	102	FV	759,100	0	.	.	759,100		Year End Roll	12/10/2020
2020	102	FV	747,700	0	.	.	747,700	747,700	Year End Roll	12/18/2019
2019	102	FV	667,900	0	.	.	667,900	667,900	Year End Roll	1/3/2019
2018	102	FV	590,800	0	.	.	590,800	590,800	Year End Roll	12/20/2017
2017	102	FV	538,700	0	.	.	538,700	538,700	Year End Roll	1/3/2017
2016	102	FV	538,700	0	.	.	538,700	538,700	Year End	1/4/2016
2015	102	FV	497,900	0	.	.	497,900	497,900	Year End Roll	12/11/2014

**SALES INFORMATION**

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
BUCHOLTZ MELVY	35459-568	5/14/2002			410,000	No	No					
PALMER ROBERT E	32278-345	1/26/2001			350,000	No	No	4				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/15/2020									7/15/2020	Mail Update	MM	Mary M
5/17/2018									5/17/2018	Measured	DGM	D Mann
2/7/2002									2/7/2002	Inspected	PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH				Undisplayed Areas: GLA: 1570			
Type: 99 - Condo Conv				Full Bath: 2	Rating: Good														
Sty Ht: 2H - 2 & 1/2 Sty				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:														
Foundation: 1 - Concrete				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color:				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1927	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdict:		Fact:	.	Floor:	2 - 2nd Floor														
Const Mod:				% Own:	55.119998932														
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %			Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal 2	- Plaster			Functional:		%		Interior:		1	7	3	2						
Sec Int Wall:		%		Economic:		%		Additions:											
Partition: T - Typical				Special:		%		Kitchen:											
Prim Floors: 3 - Hardwood				Override:		%		Baths:											
Sec Floors:		%		Total:	18.6 %			Plumbing:											
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				Electric:											
Subfloor:				Basic \$ / SQ:	305.00			Heating:											
Bsmnt Gar:				Size Adj.: 1.31878972				General:											
Electric: 3 - Typical				Const Adj.: 1.03939605				Totals		1	7	3							
Insulation: 3 - Typical				Adj \$ / SQ: 418.077															
Int vs Ext: S				Other Features: 82500															
Heat Fuel: 1 - Oil				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.29999995															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO	Central Vac: NO			Adj Total: 960545															
% Com Wal		% Sprinkled		Depreciation: 178661															
				Deprecated Total: 781884															
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:											
Make:		Model:																	
SPEC FEATURES/YARD ITEMS				Serial #:				Year:		Color:									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
PARCEL ID 026.A-0006-0006.0																			
More: N				Total Yard Items:				Total Special Features:				Total:							
<b>IMAGE</b> <b>AssessPro Patriot Properties, Inc</b>																			